

Parking Management Plan

2885 78th Avenue SE – 2570 77th Avenue SE

Project Description

The mixed-use project is located at 2885 78th Avenue SE, north of SE 29th Street between 77th Avenue SE and 78th Avenue SE. The project includes a mixed-use building providing approximately 7,335 square feet of general retail space, 5,728 square feet of restaurant and up to 159 multifamily units. The residential unit mix would consist of 11 studios, 107 one-bedrooms, 27 two-bedrooms, 12 3-bedrooms, and 2 townhouses.

A total of 203 parking spaces are proposed on-site. There are three parking zones defined within the 2-level garage (see Attachment 1).

- 101 full time dedicated residential stalls (24 hours per day)
- 43 commercial only stalls (8:00 a.m. – 9:00 p.m.)
- 59 stalls in the flex zone that are shared between residential and commercial uses during the hours of 11:00 a.m. – 9:00 p.m. During that time period, commercial and visitor parking is restricted to a two-hour maximum.

There will be 43 commercial only parking stalls, 59 flex parking stalls, and 18 full-time dedicated residential stalls on Parking Level 1 that will be signed accordingly. Access to 83 full-time dedicated residential stalls on Parking Level 2 is controlled via a secured entrance. The location of these stalls are shown in Attachment 1.

Parking Management Procedures

The following summarizes key parking management procedures.

- **Parking permit types and hours of use.** The following permits will be issued to residents and employees of the site.
 - **Residential Full-time permit** – This level permit allows residents to park in the 24 hours per day dedicated residential parking stalls.
 - **Residential Flex permit** – This level of permit allows a resident to park in the flex spaces throughout all hours of the day upon availability of spaces with no time restrictions.
 - **Commercial employee** – Permits issued to employees will allow for extended parking within the commercial only stalls or the flex zone.
- **Permit issuance process.** Permits will be issued to residents and site employees by the building management or assigned agent
- **Accommodation for ADA compliance.** ADA stalls for the residential and commercial uses are allocated throughout the garage as shown in Attachment 1.
- **Guest/Visitor parking.** Guests and visitor parking may utilize the flex zone and be subject to the 2-hour maximum during the 11:00 a.m. to 9:00 p.m. period, or park in commercial spaces outside of business hours (8:00 a.m. – 9:00 p.m.).

Signage

Parking regulation signs will be posted on-site. Signage will be provided within the garage to delineate the stall types. Signage will be placed in front of spaces or placed on columns using directional arrows to indicate the parking restrictions. Examples of parking signs that can be used are below:



Figure 1. Example Parking Signs

Parking Enforcement

With any shared parking scenario, enforcement is necessary to ensure compliance of the identified stall allocation and support the use of shared stalls. Parking enforcement will be provided by on-site management. These enforcement and shared parking principles include:

- Commitment to work with the City should that compliance issues arise
- Management of the parking garage and enforcement of the plan by on-site management.
- Communication of the parking management plan to all residents and commercial employees
- Require registration of residential vehicles and issuance of warnings and tickets for violations

Attachment 1

Level P1

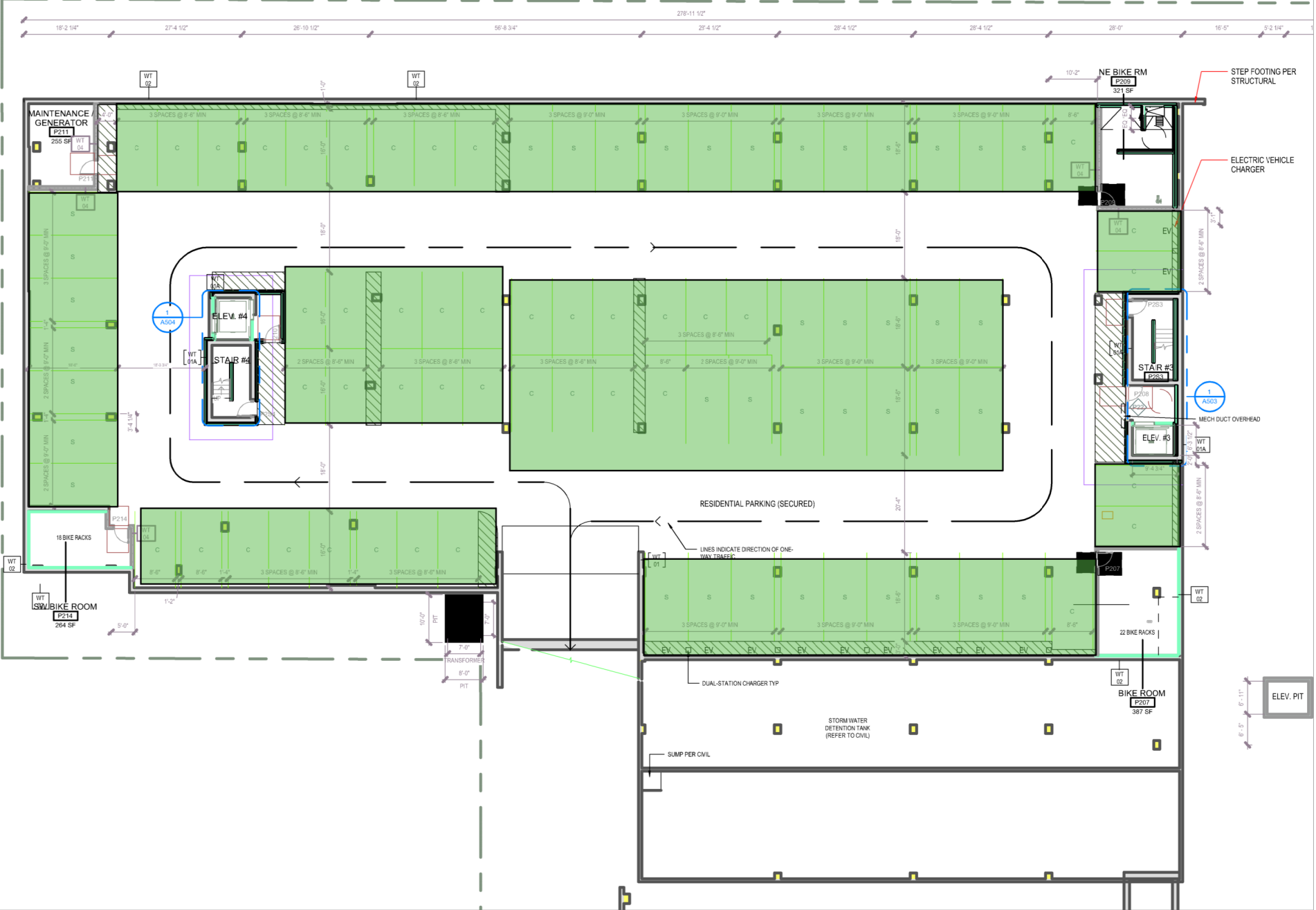


Commercial Parking Only (43)

Flex Parking (59)

Residential Only Parking (18)

Level P2



Commercial Parking
Only (0)

Flex Parking (0)

Residential Only
Parking (83)